

043.0

0002

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
1,079,700 / 1,079,700

APPRAISED:

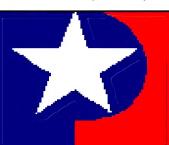
1,079,700 / 1,079,700

USE VALUE:

1,079,700 / 1,079,700

ASSESSED:

1,079,700 / 1,079,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
93-95		WEBSTER ST, ARLINGTON

OWNERSHIP

Owner 1:	GRIFFIN FRANCIS X	Unit #:	
Owner 2:	GRIFFIN KAREN F		
Owner 3:			

Street 1: 95 WEBSTER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	GRIFFIN FRANCIS X -
Owner 2:	-

Street 1: 95 WEBSTER STREET

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 5,081 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Aluminum Exterior and 3156 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5081		Sq. Ft.	Site		0	80.	1.13	1									457,944						457,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5081.000		621,800				457,900		1,079,700							
Total Card							0.117		621,800				457,900		1,079,700		Entered Lot Size					
Total Parcel							0.117		621,800				457,900		1,079,700		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		342.11		/Parcel: 342.1				Land Unit Type:					

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	043.0-0002-0005.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	622,000	0	5,081.	457,900	1,079,900	1,079,900	Year End Roll	12/18/2019
2019	104	FV	499,200	0	5,081.	486,600	985,800	985,800	Year End Roll	1/3/2019
2018	104	FV	499,200	0	5,081.	354,900	854,100	854,100	Year End Roll	12/20/2017
2017	104	FV	468,200	0	5,081.	309,100	777,300	777,300	Year End Roll	1/3/2017
2016	104	FV	468,200	0	5,081.	263,300	731,500	731,500	Year End	1/4/2016
2015	104	FV	410,400	0	5,081.	257,600	668,000	668,000	Year End Roll	12/11/2014
2014	104	FV	410,400	0	5,081.	211,800	622,200	622,200	Year End Roll	12/16/2013
2013	104	FV	427,100	0	5,081.	201,500	628,600	628,600		12/13/2012

SALES INFORMATION

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
GRIFFIN FRANCIS	47290-202		4/18/2006	Family			1	No						
KEATING MARION	26545-19		7/31/1996			207,500	No	No	Y					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2006	219	Redo Kit	80,000	C		G8	GR FY08	& REDO BTH, ADD 40

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
1/31/2007	Permit Visit	BR	B Rossignol
2/29/2000	Mailer Sent		
2/29/2000	Measured	268	PATRIOT
7/12/1988		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA

